

**MINUTES  
ENOCH CITY COUNCIL  
March 6, 2019 at 6:00pm  
City Council Chambers  
City Offices, 900 E. Midvalley Road**

**Members present:**

Mayor Geoffrey Chesnut  
Council Member David Harris  
Council Member Jolene Lee  
Council Member Dave Owens  
Council Member Katherine Ross  
Council Member Shawn Stoor

**Staff present:**

Julie Watson, Recorder  
Ashley Horton, Treasurer  
Justin Wayment, Atty.-absent  
Robert Dotson, City Mgr.  
Jackson Ames, PD Chief  
Earl Gibson, PW Dir.

**Public present:** Joan Taylor, Aaron Alton, Carolyn Jones, Yvonne Simonds, Ivan Matheson

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING-By Mayor Chesnut at 6:00pm**
  - a. **Pledge of Allegiance-Led by Council Member Harris**
  - b. **Invocation-Audience invited to participate-Given by Council Member Lee**
  - c. **Inspirational thought-Given by Council Member Stoor**
  - d. **Approval of Agenda for March 6, 2019-Council Member Harris made a motion to approve the agenda. Motion was seconded by Council Member Stoor and all voted in favor.**
  - e. **Approval of Minutes for February 20, 2019-Council Member Harris made a motion to approve the minutes. Motion was seconded by Council Member Stoor and all voted in favor.**
  - f. **Conflict of Interest Declaration for this agenda-none stated**

2. **PUBLIC COMMENTS**

Ivan Matheson said his family owns property west of Minersville Hwy. and Midvalley Road. They have been trying to sell the land which is zoned commercial. They had a buyer for part of the land but because UDOT won't let them have access without a turn lane at the cost of \$150,000, the sale fell through. Their question is, can they as a family trust, change the zoning to residential from commercial to make it better for selling to a developer. He pointed out the area on the map noting this is north of Midvalley Road. ***Council Member Lee asked where the access to the property would be.*** Ivan said there are roads on the map with three accesses onto Minersville Hwy. Also Sagewood Drive and Matheson Drive could go through into that property. This can't be developed commercially. ***City Manager Dotson said a road would have to be allowed due to it being on our General Plan map as a planned road. Council Member Lee asked how the lots would be oriented.*** Ivan said he thought the backyards would front on Minersville Hwy. This area is 300 feet wide. ***Council Member Harris said this would go through the Planning Commission then to the City Council for final approval. The question is would the Council consider it? Council Member Lee said they need all the information on the table and what UDOT would require.***

Carolyn Jones said UDOT told their previous buyer they would have to pay \$150,000 to put in the access road. ***Mayor Chesnut said there is a process to do this and City Manager Dotson will help you start that and go to the Planning Commission.***

**3. DISCUSS RECOMMENDATION FROM THE PLANNING COMMISSION REGARDING ORDINANCE NO. 2019-03-06, FOR THE GRIMSHAW DRILLING ZONE CHANGE**

Council Member Harris said Aaron Alton, the applicant, is here tonight. They want to rezone it to commercial as Research/Industrial Park. This came to the Planning Commission and they felt the use was appropriate for that zone. This is also an area where other industrial zones are being planned and the belt route may go through nearby there. Many members of the public spoke in favor of the zone change.

Council Member Owens confirmed Aaron has a building there now. Aaron said they intended to farm it but never did that. They bought the land from Mike Hardin. The fissure came in and that stopped residential development nearby. Now they will use it for a commercial yard and storage of equipment. He noted they have an offer under contract to sell the building and the parcel it is on. This is 49.4 acres. There are three parcels there and they are rezoning those three parcels. Council Member Lee asked why they chose to go from residential to Research/Industrial Park rather than the other commercial zones. Aaron said because of the fissure, the area is not good for building. This zone fits better for what they are doing. Also City Staff recommended this zone. Council Member Harris said the actual use is best described by the Research/Industrial Park definition. Council Member Harris said the Planning Commission sent a favorable recommendation for this zone change.

**4. ORDINANCE NO. 2019-03-06 AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE MAP AND THE ENOCH CITY ZONING ORDINANCE ZONING MAP BY CHANGING THE ZONING OF APPROXIMATELY 49.4 ACRES OF PROPERTY OWNED BY GRIMSHAW DRILLING FROM SINGLE FAMILY RESIDENTIAL (R-1-18) AND MIXED RESIDENTIAL (M-R-2) TO RESEARCH/INDUSTRIAL PARK (R/IP)**

Council Member Harris made a motion to approve Ordinance No. 2019-03-06, an ordinance amending the General Plan Land Use Map and the Enoch City Zoning Ordinance Map by changing the zoning of approximately 49.4 acres of property owned by Grimshaw Drilling from Single Family Residential (R-1-18) and Mixed Residential (M-R-2) to Research/Industrial Park (R/IP). The motion was seconded by Council Member Owens and a roll call vote was held as follows:

Council Member Harris-Yes	Council Member Stoor-Yes
Council Member Ross-Yes	Council Member Owens-Yes
Council Member Lee-Yes	Motion passed unanimously

**5. SET A PUBLIC HEARING ON THE 2018-2019 BUDGET FOR MARCH 20, 2019**

Council Member Harris made a motion to set a public hearing for March 20, 2019 for the 2018-2019 budget. The motion was seconded by Council Member Owens and all voted in favor.

**6. COUNCIL/STAFF REPORT**

Chief Ames reported Cameron will be graduating from POST tomorrow and he and City Manager Dotson are going to the graduation. Cameron will start next week riding with another officer for three months. We have one more candidate who will go to POST in April.

Earl Gibson said they are trying to find somewhere dry to work. They are cleaning up and working on equipment while waiting for the weather to break to get outside and back to projects.

City Manager Dotson reported the Iron County Planning Commission meeting is tomorrow night at 5:30 at the Heritage Center. They are discussing the belt route and will make a recommendation to the County Commission. He said he intends to attend that meeting. He said he and Council Member Harris went to the last meeting and gave them more information and input and he thinks they changed some minds. He gave more information about how to find the belt route information online. The proposal is still 6400 North. At Iron County Coordinating Council (ICCC) meeting today there was a vote and most all favor the belt route being on 6400 North. HB-441 was discussed today in ICCC regarding the sales tax on services. That includes cities taxing utilities. Mayor Chesnut said the bill is 250 pages long and really aggressive. Council Member Harris said this disincentives people outside of Utah to do business in Utah due to this tax and that is bad for Utah. There was more discussion of the details of the bill. No one is talking about that people still buy things at about the same rate. The sponsors of the bill say the economy is changing and people are not buying things and using services instead but that is not so. City Manager Dotson said he talked to our attorney this morning and discussed the impact on Enoch City. He will tax us for his service so everything we do or service we use will be taxed. They have sent a message to Senator Vickers and know he is not happy with this either. It passed in the House and is in the Senate now. We think they should rewrite it and look at the impacts and consider unintended consequences. They claim to have done that, Mayor Chesnut said. City Manager Dotson recapped a few other pending bills in the Legislature.

Mayor Chesnut said he may change Council assignments soon.

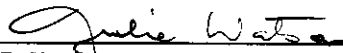
Council Member Ross reported the Water Board met on 2-14-19 and had open meetings training. They discussed purchase of water meters and the Groundwater Management Plan. They have a new member Alan Miller, who is highly qualified.

Council Member Stoor said he has received two applications for the Tree Committee. At the next Council meeting on the 20<sup>th</sup>, he will have it on the agenda to appoint them. The Tree Committee meeting is the 27<sup>th</sup> for Arbor Day. The Recreation Advisory Board will be meeting on the 26<sup>th</sup> at 8:00 pm.

Council Member Harris said the zone change was from the last Planning Commission meeting. He said he would have to miss the meeting on the 12<sup>th</sup>.

Council Member Owens said the Economic Development Committee meets tomorrow night. They may form sub-committees to help them.

**9. ADJOURN-Motion to adjourn by Council Member Harris. Motion seconded by Council Member Owens and all voted in favor. The meeting ended at 5:45 pm. 45pm**

 3-20-19  
Julie Watson, Recorder                      Date